



Surveyors - Engineers - Landscape Architects

August 11, 2025

Mr. Kim Kaufman
Mount Joy Township Manager
8853 Elizabethtown Road
Elizabethtown, PA 17022

SUBJECT: Lancaster Seed Sales
Preliminary/Final Land Development Plan Submission Modification Request
DCG Project Number **5132-50**

Dear Mr. Kaufman:

On behalf of our client, we request the following modification from the Mount Joy Township Subdivision and Land Development Ordinance.

1. Section 119-52.J.(3)(a) – Improvement of Existing Streets

We request relief from the requirement to improve existing streets where land development abuts an existing street. The street shall be improved to the ultimate width in accordance with Subsection J or as indicated on the Township Official Map, whichever is greater, and additional right of way shall be provided, concrete curb and sidewalk, and any other street improvements shall be constructed. The request is not to widen the cartway width and provide additional right of way.

Homestead Road is classified as a local street outside of the urban growth area which requires a 50 foot right of way and 20 foot cartway with a 2 foot shoulder. Curbing is not required. Currently, Homestead Road has 33 foot right of way and 18 foot cartway. There is no curbing. There are no new employees and no new truck traffic. The site access to Homestead Road remains the same. The existing street provides adequate access to and from the site.

The applicant is proposing a fee in lieu of for the road widening along the north side of Homestead Road along the property frontage which is being adjacent to the development area. The fee in lieu of includes the existing access drive for which the majority of traffic will access the site. The cost estimate for the road widening is included with this request.

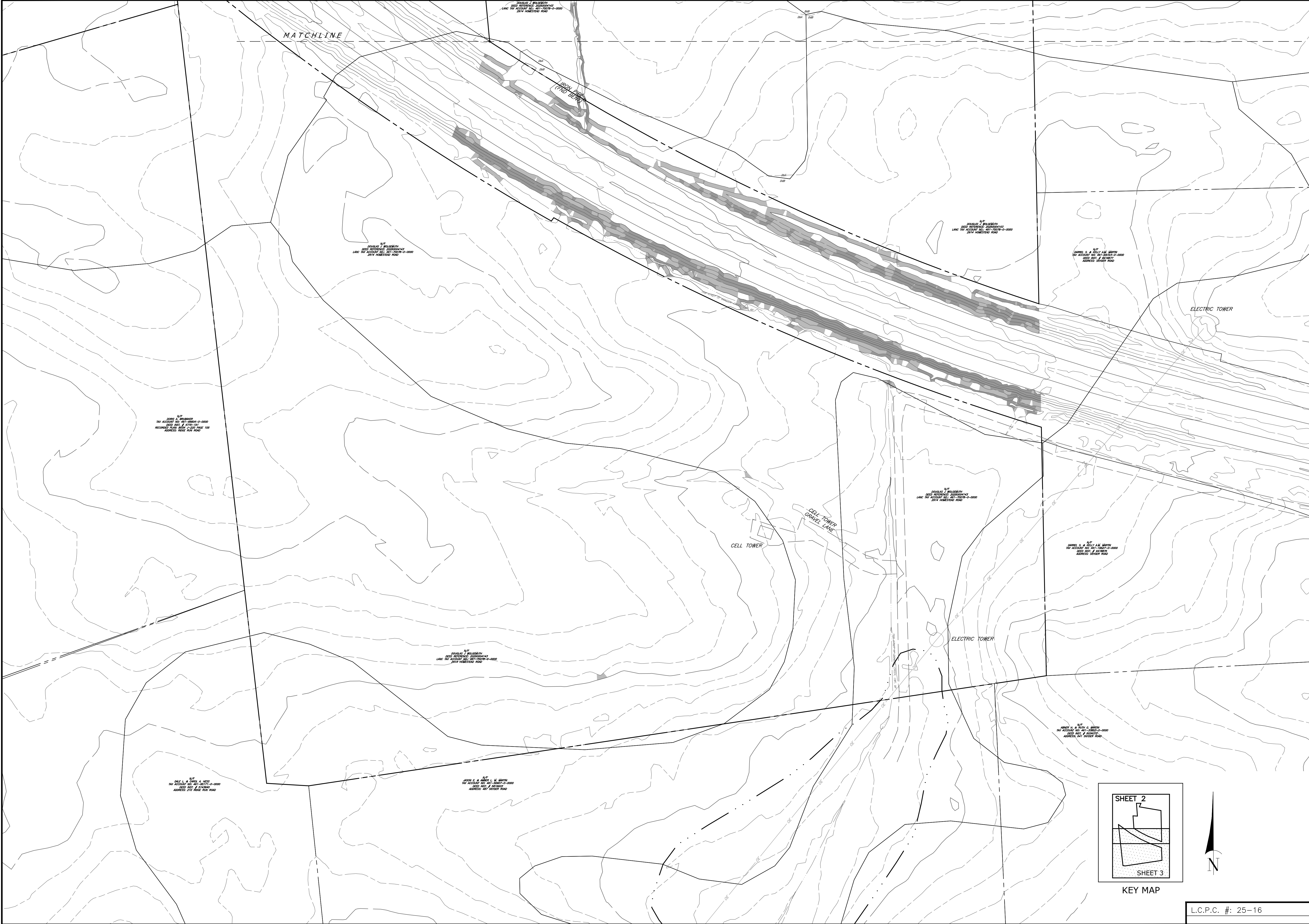
Sincerely,

D. C. GOHN ASSOCIATES, INC.

Brian R. Cooley

Brian R. Cooley
Staff Landscape Architect
cc: Lancaster Seed Sales
File

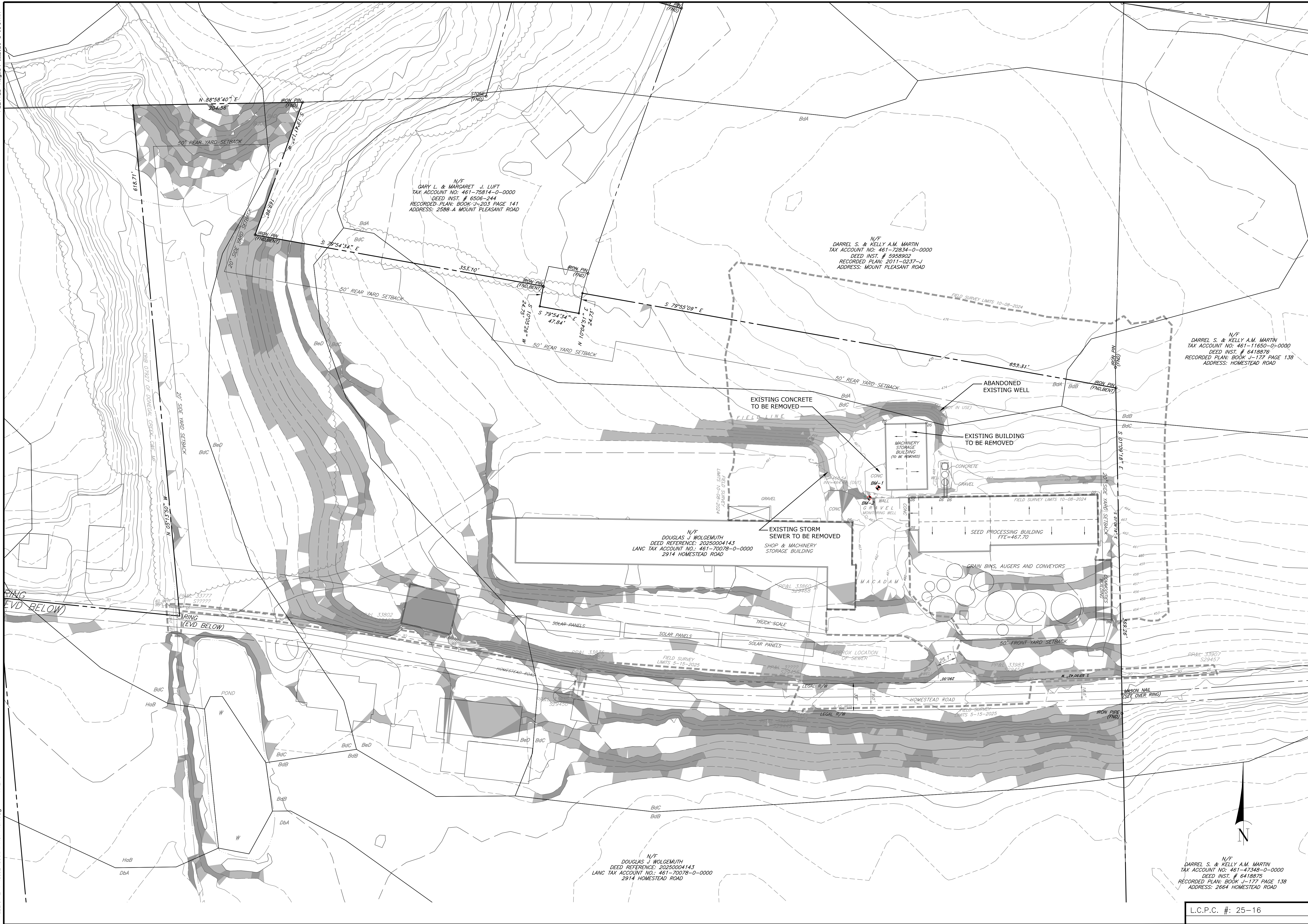




OWNER		DOUGLAS J. WOLGEMUTH NAME: SHARILYN D. WOLGEMUTH ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-405-7563 SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552	
SOURCE OF TITLE: DEED REF. 20250004143 LANCASTER TAX ACCT NO: 461-70078-0-0000		REVISIONS	
REVISIONS PER TWP ENG, LCDD		8/11/2025	
REVISIONS PER TWP ENG, LCDD		5/21/2025	
DATE		DATE	

PROJECT NO.: 5132-50		DATE: MARCH 24, 2025	
DRAWN BY: BRC		CHECKED BY: BRC	
SCALE: 1"=100'		SCALE IN FEET	
100'		0 50' 100'	

OVERALL EXISTING CONDITIONS PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LANCASTER SEED SALES 2914 HOMESTEAD ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA		DRAWING #: CG-4053 SHEET #: 3 OF 13	
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DRAWING #: CG-4053

SHEET #: 4 OF 13

EXISTING CONDITIONS/DEMO PLAN
PRELIMINARY/FINAL LAND DEVELOPMENT

FOR

LANCASTER SEED SALES
2914 HOMESTEAD ROAD

MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

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PROJECT NO.: 5132-50

DATE: MARCH 24, 2025

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SCALE IN FEET

32 Mount Joy Street
PO Box 128
Mount Joy, PA 17552
Ph: (717) 653-5308
www.dgohn.com

dc gohn
Associates, Inc.

Surveyors - Engineers - Landscape Architects

011115P

OWNER _____

NAME: DOUGLAS J WOLGEMUTH

SHARILYNN D. WOLGEMUTH

ADDRESS: 311 SNYDER ROAD

MOUNT JOY, PA 17552

TELEPHONE: 717-405-7563

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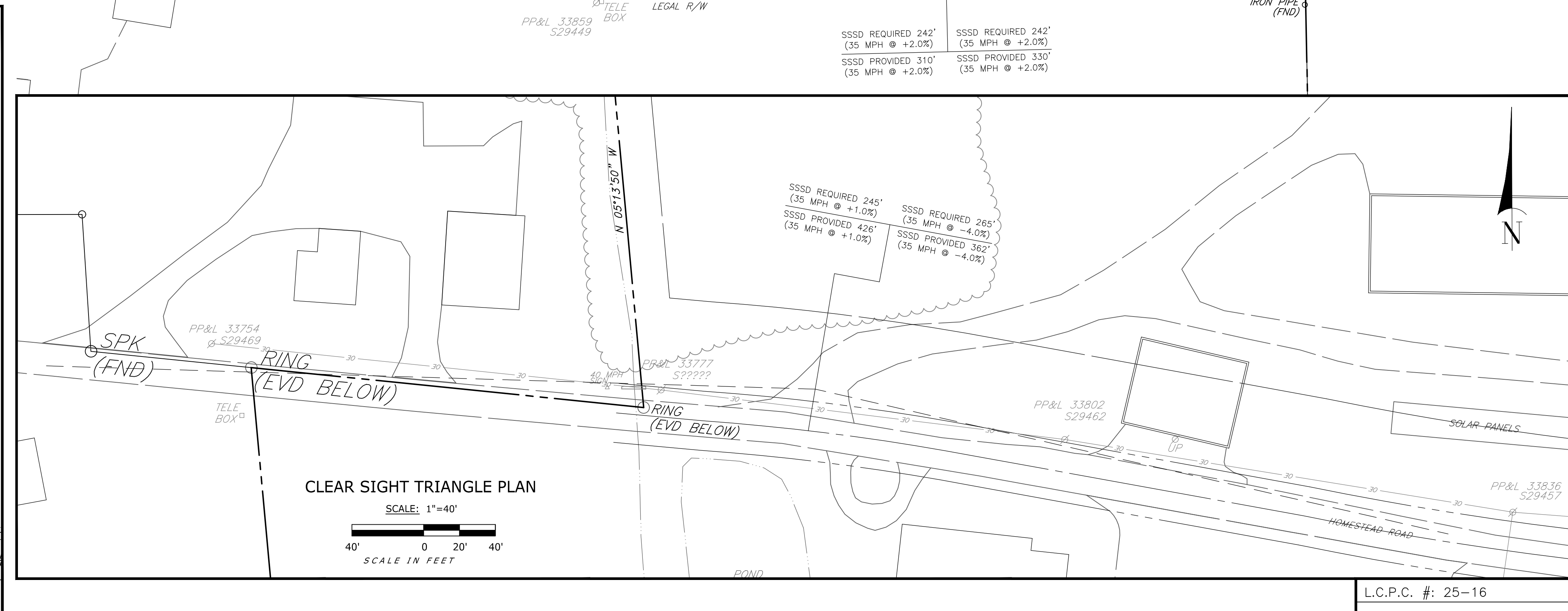
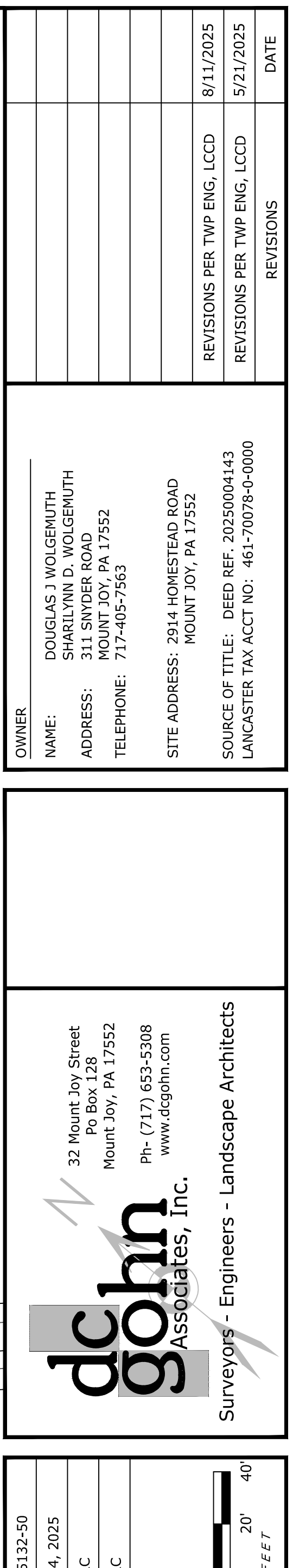
SITE ADDRESS: 2914 HOMESTEAD ROAD
MOUNT JOY, PA 17552


MOUNI JOY, PA 1/53Z

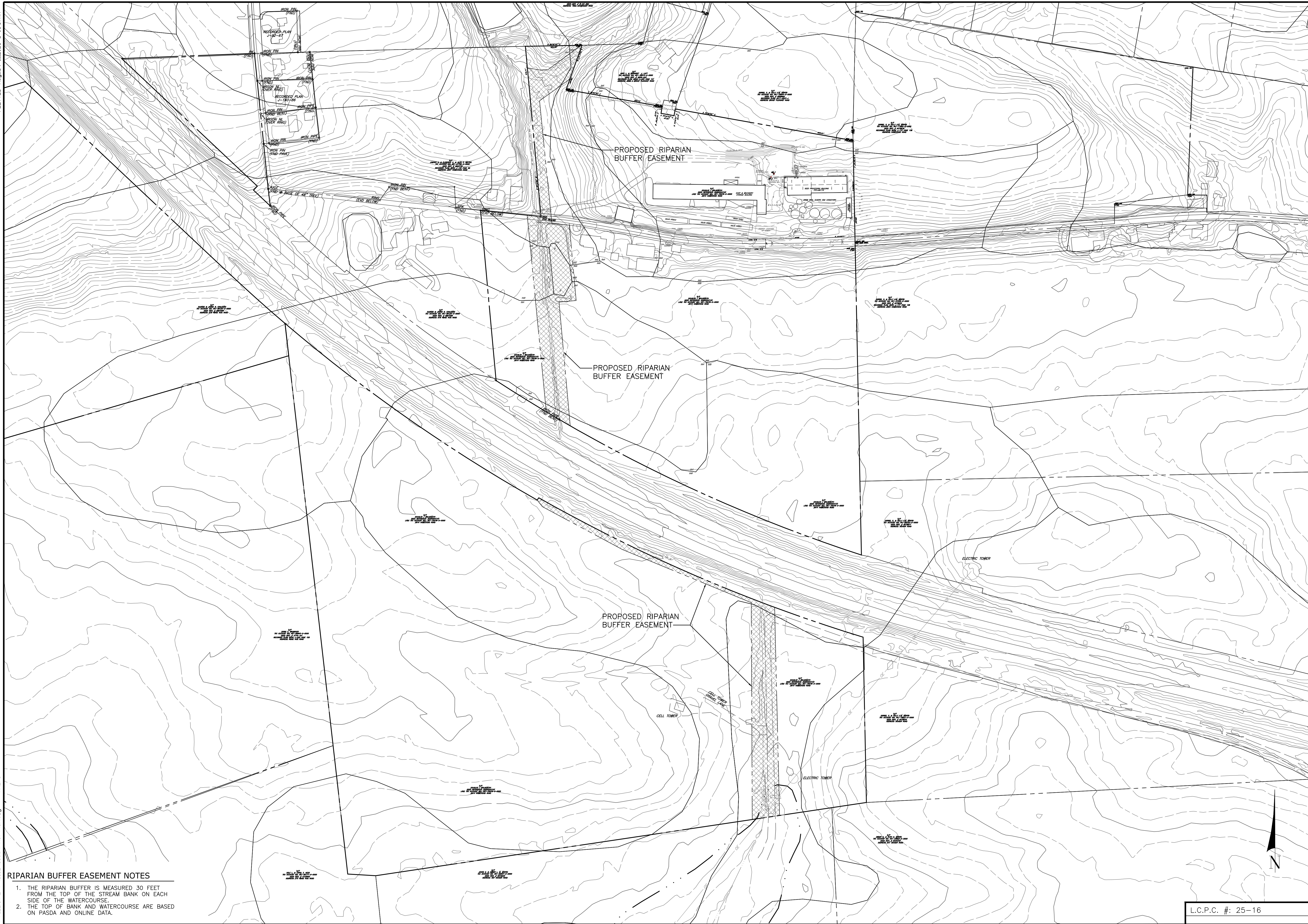
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SOURCE OF TITLE: DEED REF. 202500041

LANCASTER TAX ACCT NO: 461-70078-0-0



<p style="text-align: center;">LAYOUT AND EASEMENT PLAN</p> <p style="text-align: center;">PRELIMINARY/FINAL LAND DEVELOPMENT PLAN</p> <p style="text-align: center;">FOR</p> <p style="text-align: center;">LANCASTER SEED SALES</p> <p style="text-align: center;">2914 HOMESTEAD ROAD</p> <p style="text-align: center;">MOUNT JOY TOWNSHIP</p> <p style="text-align: center;">LANCASTER COUNTY, PENNSYLVANIA</p>	PROJECT NO.: 5132-50
	DATE: MARCH 24, 2025
	DRAWN BY: BRC
	CHECKED BY: BRC
	SCALE: 1"=40' 



1. THE RIPARIAN BUFFER IS MEASURED 30 FEET FROM THE TOP OF THE STREAM BANK ON EACH SIDE OF THE WATERCOURSE.
2. THE TOP OF BANK AND WATERCOURSE ARE BASED ON PASDA AND ONLINE DATA.

L.C.P.C. #: 25-16

RIPARIAN BUFFER EASEMENT PLAN
 PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
 FOR
 LANCASTER SEED SALES
 2914 HOMESTEAD ROAD
 MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4053

SHEET #: 6 OF 13

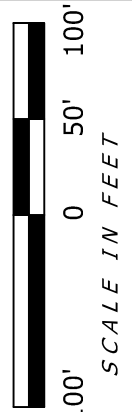
PROJECT NO.: 5132-50

DATE: MARCH 24, 2025

DRAWN BY: BRC

CHECKED BY: BRO

SCALE: 1"=100'



SCALE IN FEET

dc gohn
Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552

Ph: (717) 653-5308
www.dcgohn.com

Surveyors - Engineers - Landscape Architects

OWNER

NAME: DOUGLAS J WOLGEMUTH

ADDRESS: 311 SNYDER ROAD
SHARILYNN D. WOLGEMUTH

TELEPHONE: 717 405 7552
MOUNT JOY, PA 17552

SITE ADDRESS: 2914 HOMESTEAD ROAD

MOUNI JOY, PA 1/55Z

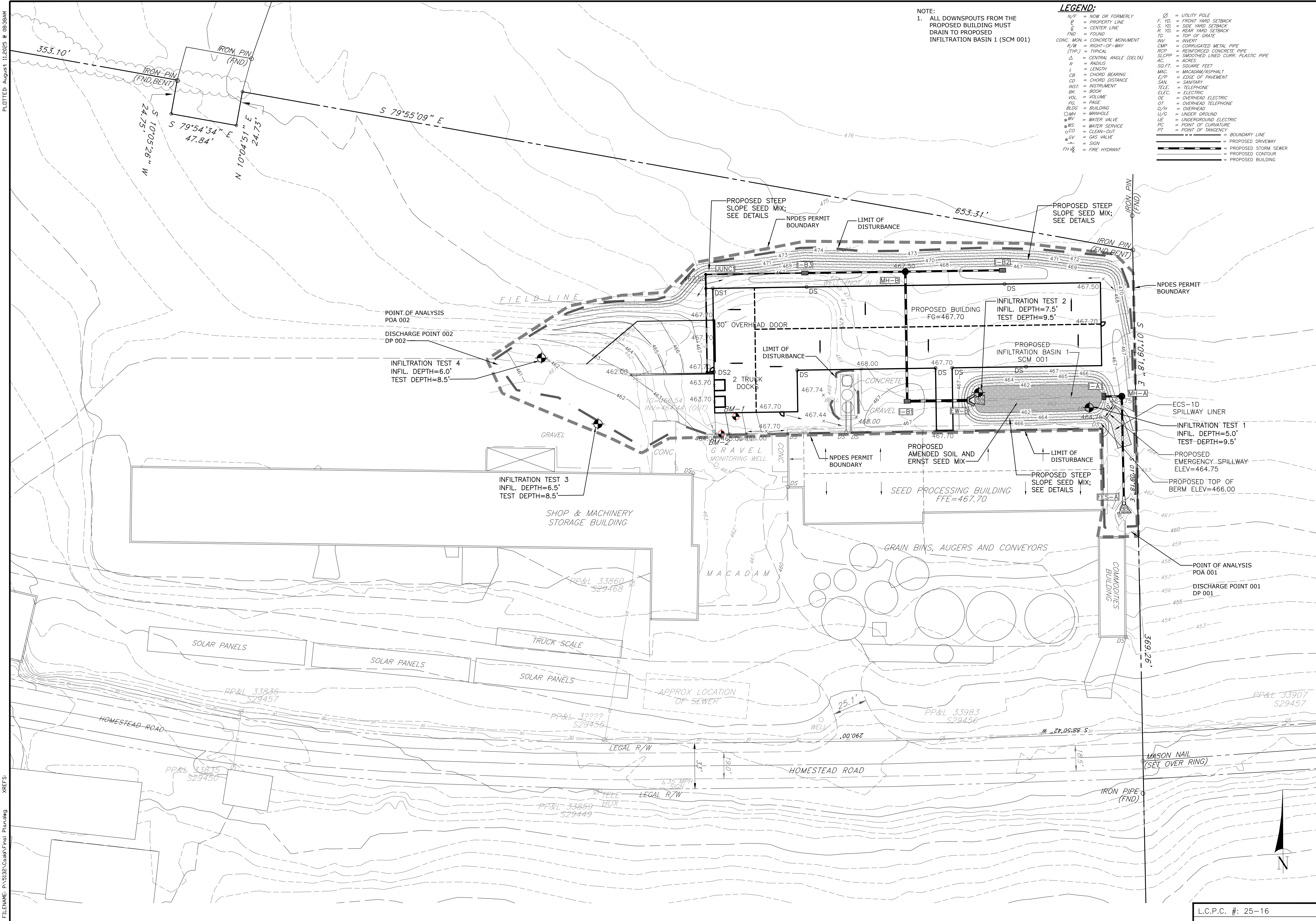
SOURCE OF TITLE: DEED REF. 20250004143

REVISIONS

DATE _____

REVISIONS

FILENAME: P:\3132\Coord\Final Planning XREFS: PLOTTED: August 11, 2025 @ 09:38AM



NOTE:
1. ALL DOWNSPOUTS FROM THE PROPOSED BUILDING MUST DRAIN TO PROPOSED INFILTRATION BASIN 1 (SCM 001)

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MANHOLE
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WATER VALVE
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S.Y.D.

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SIDE YARD SETBACK

R.Y.D.

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REAR YARD SETBACK

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POINT OF TANGENCY

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PROPOSED BUILDING

OWNER		NAME: DOUGLAS J WOLGEMUTH SHARILYN D. WOLGEMUTH ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-405-7563 SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552		REVISIONS		DATE	
				8/11/2025		5/21/2025	
				REVISIONS PER TWP ENG, LCCD		REVISIONS PER TWP ENG, LCCD	
				SOURCE OF TITLE: DEED REF. 2025004143		LANCASTER TAX ACCT NO: 461-70078-0-0000	

dcgohn

Associates, Inc.

Surveyors - Engineers - Landscape Architects

PROJECT NO.: 5132-50	DATE: MARCH 24, 2025	DRAWN BY: BRC	CHECKED BY: BRC	SCALE: 1"=30'	30' 15' 0' SCALE IN FEET
FINAL GRADING / PCSM PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LANCASTER SEED SALES 2914 HOMESTEAD ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA					
DRAWING #: CG-4053 SHEET #: 7 OF 13					

L.C.P.C. #: 25-16

FILENAME: P:\3132\Coast\Final Planning XREF.S: PLOTTED: August 11, 2025 @ 09:38AM



SOILS CLASSIFICATIONS:

- BdA - BEDINGTON SILT LOAM, 0-3%, 'B'
- BdB - BEDINGTON SILT LOAM, 3-8%, 'B'
- BdC - BEDINGTON SILT LOAM, 8-15%, 'B'
- BeD - BEDINGTON CHANNERY SILT LOAM, 15-25%, 'B'
- DbA - DUFFIELD SILT LOAM, 0-3%, 'B'
- DdB - DUFFIELD SILT LOAM, 3-8%, 'B'
- HdB - HAGERSTOWN SILT LOAM, 3-8%, 'B'
- W - WATER

THE BdA, BdB, CbA, DdB, AND HdB ARE CLASSIFIED AS PRIME FARMLAND.

THE BdC IS FARMLAND OF STATEWIDE IMPORTANCE.

THE BeD IS NOT PRIME FARMLAND.

THE BdA, BdB, AND BdC ARE LOCATED WITHIN THE DISTURBED AREA.

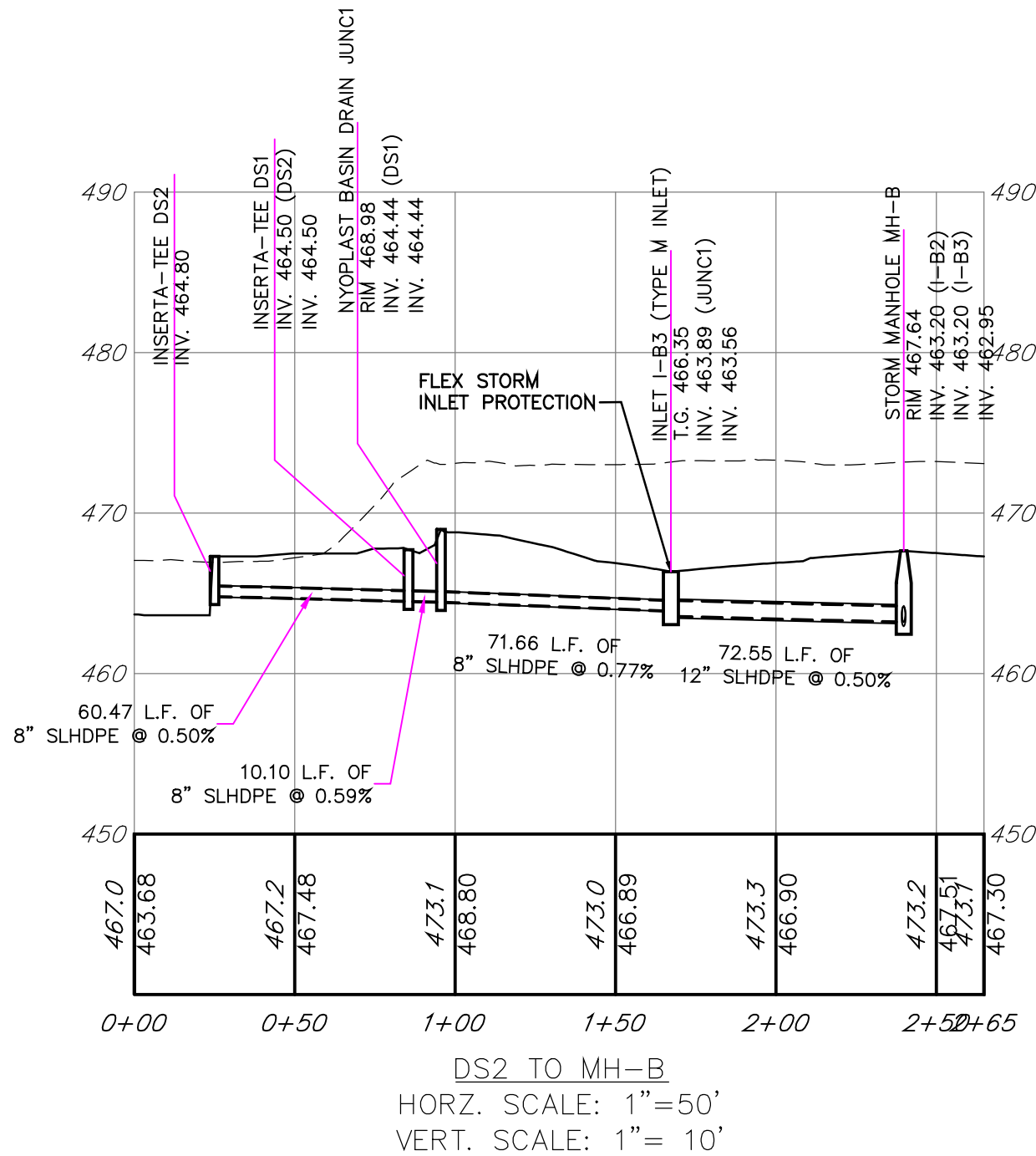
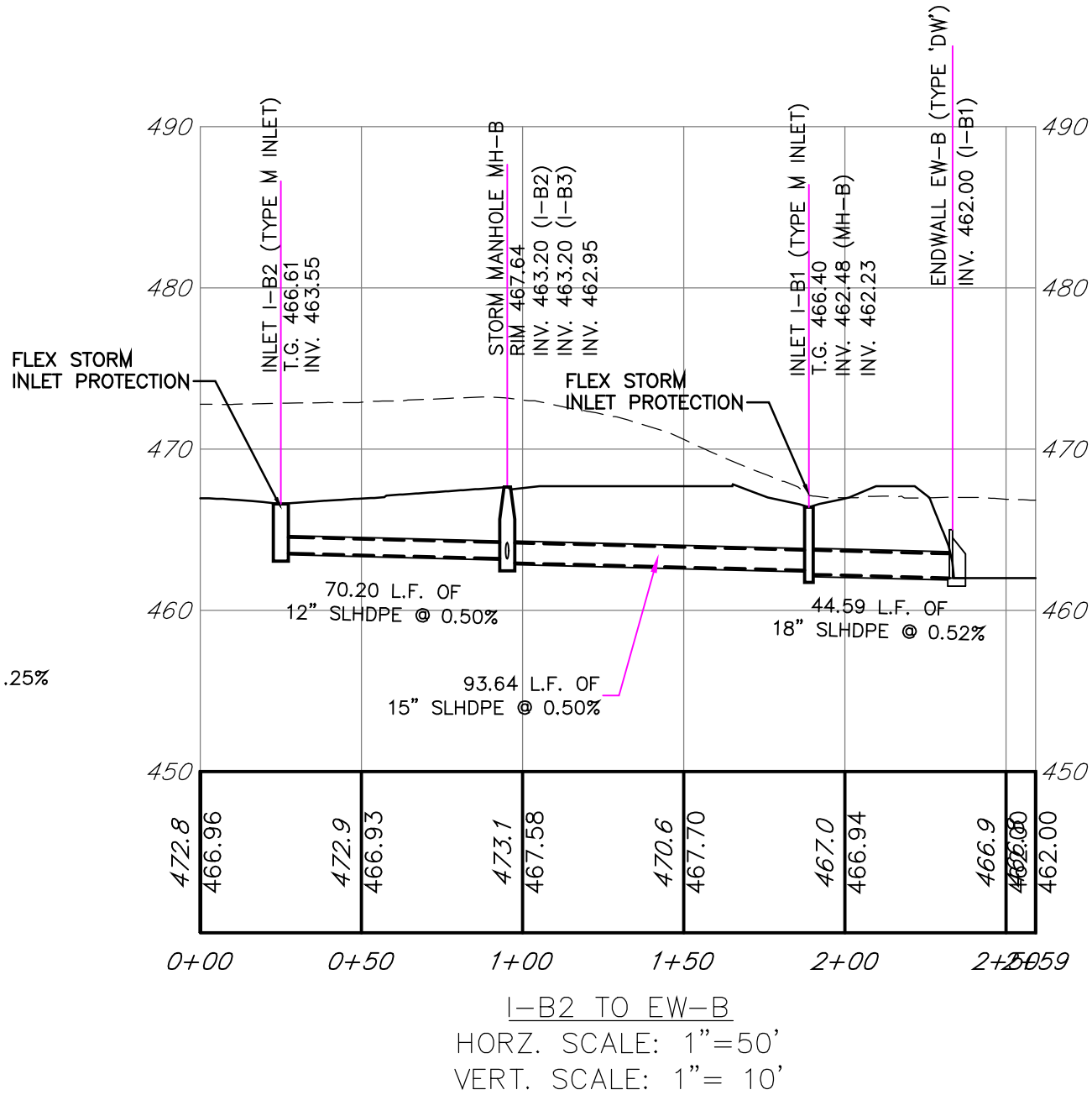
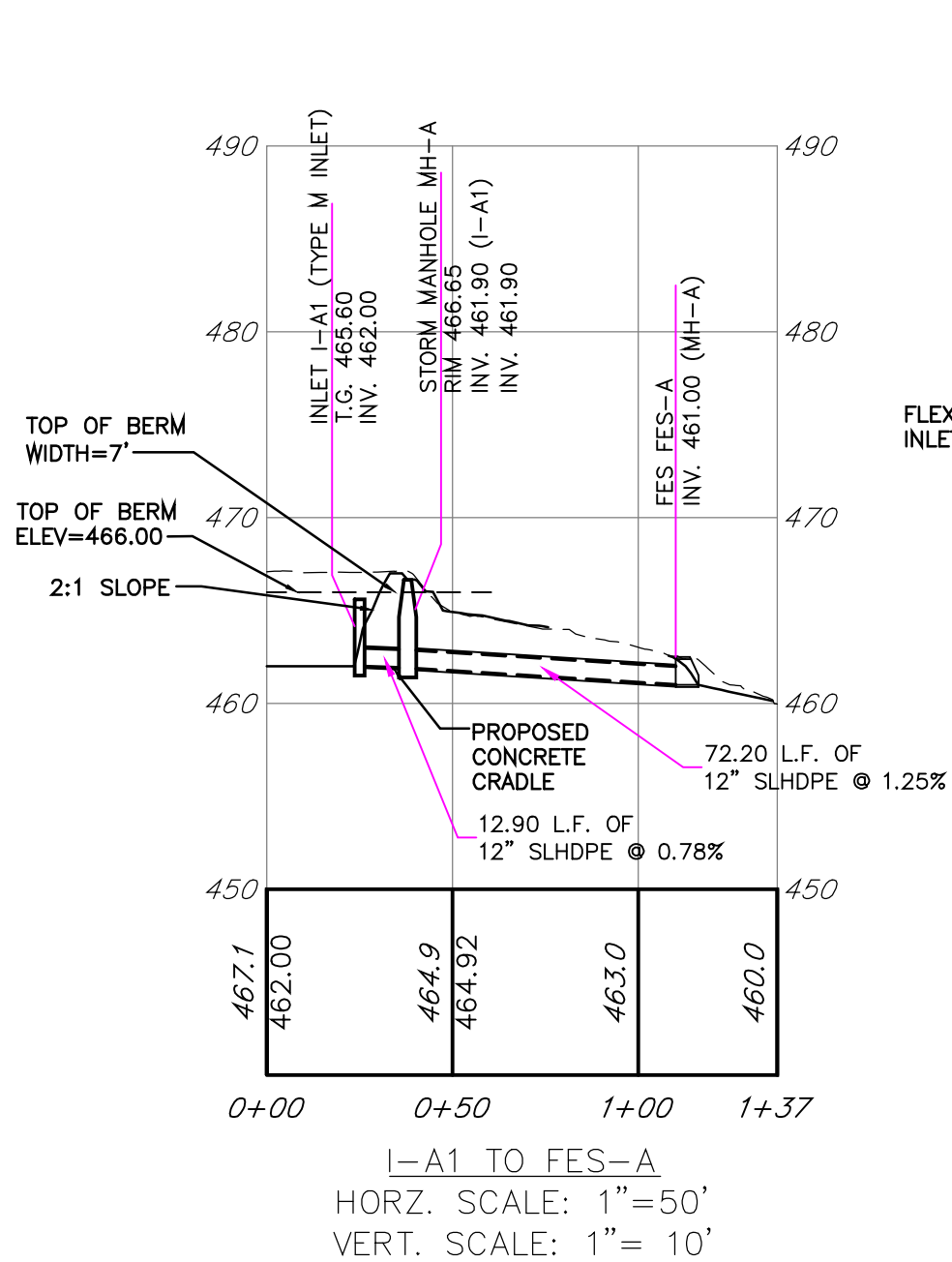
THE BdC SOILS IS LOCATED IN THE AREA OF THE EROSION POTENTIAL ANALYSIS SWALE.

THE ERODIBILITY 'K' FACTOR OF BEDINGTON IS A 'K' VALUE GREATER THAN 0.37 WHICH ARE EASILY ERODIBLE SOILS.

OWNER		NAME: DOUGLAS J WOLGEMUTH SHARILYN D. WOLGEMUTH ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-405-7563 SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552		REVISIONS	
		SOURCE OF TITLE: DEED REF. 20250004143 LANCASTER TAX ACT NO: 461-70078-0-0000		8/11/2025 5/21/2025	
				REVISEMENTS PER TWP ENG, LCCD REVISEMENTS PER TWP ENG, LCCD	
				DATE	

PROJECT NO.: 5132-50 DATE: MARCH 24, 2025 DRAWN BY: BRC CHECKED BY: BRC SCALE: 1"=100' 100' 0' 50' 100' SCALE IN FEET		EROSION POTENTIAL ANALYSIS PLAN PRELIMINARY/FINAL LAND DEVELOPMENT PLAN FOR LANCASTER SEED SALES 2914 HOMESTEAD ROAD MOUNT JOY TOWNSHIP LANCASTER COUNTY, PENNSYLVANIA	
		DRAWING #: CG-4053 SHEET #: 8 OF 13	

L.C.P.C. #: 25-16	DRAWING #: CG-4053
	SHEET #: 9 OF 13



L.C.P.C. #: 25-16

STORM PROFILES
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
FOR
LANCASTER SEED SALES
2914 HOMESTEAD ROAD
MOUNT JOY TOWNSHIP
LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4053
SHEET #: 10 OF 13

dcgohn

Associates, Inc.

32 Mount Joy Street
Po Box 128
Mount Joy, PA 17552
Ph- (717) 653-5308
www.dcgohn.com

Surveyors - Engineers - Landscape Architects

OWNER
NAME: DOUGLAS J WOLGEMUTH
ADDRESS: 311 SNYDER ROAD
MOUNT JOY, PA 17552
TELEPHONE: 717-405-7563
SITE ADDRESS: 2914 HOMESTEAD ROAD
MOUNT JOY, PA 17552
SOURCE OF TITLE: DEED REF. 20250004143
LANCASTER TAX ACCT NO: 461-70078-0-0000

REVISIONS	DATE
REVISIONS PER TWP ENG, LCCD	8/11/2025
REVISIONS PER TWP ENG, LCCD	5/21/2025

○ PIPE BEDDING AND TRENCH BACKFILL
NOT TO SCALE

○ PERMANENT RESTORATION FOR AREAS OTHER THAN ROADWAYS
NOT TO SCALE

TYPE 'M' INLET
NOT TO SCALE

○ TYPE 'M' INLET TOP UNIT
NOT TO SCALE

STONE DETAIL
NOT TO SCALE

 SLOPE MATTING INSTALLATION DETAIL
NOT TO SCALE

FLARED END SECTION
NOT TO SCALE

PRECAST CONCRETE STORM MANHOLE
WITH FLAT LID
NOT TO SCALE

TYPE D-W HEADWALL WITH TRASH RACK
NOT TO SCALE

PIPE DIA.	A(1±)	B MAX	H(1±)	L(1/2±)	W(2±)
12" & 15"	6.5"	10"	6.5"	25"	29"
18"	7.5"	15"	6.5"	32"	35"
24"	7.5"	18"	6.5"	36"	45"
30"	10.5"	NA	7.0"	53"	68"
36"	10.5"	NA	7.0"	53"	68"

INDIVIDUAL PCSM BMP INFORMATION

PCSM BMP NAME: INFILTRATION BASIN 1
 PCSM BMP DESCRIPTION/TYPE: INFILTRATION BASIN
 BMP LENGTH (FT) (IF APPLICABLE): 92 FEET
 BMP AREA (AC): 0.039 ACRES
 BMP DEPTH (FT): 2.57 FEET
 VOLUME OF STORMWATER TREATED (CF): 4,866 CF
 VOLUME REDUCTION (CF) (IF APPLICABLE): 4,866 CF
 OWNER NAME: LANCASTER SEED SALES
 OWNER ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552
 PROJECT SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552
 OWNER PHONE: 717-405-7563

PCSM BMP #: 1
 ACRES TREATED: 0.81 AC
 IMPERVIOUS AREA TREATED (AC): 0.44 AC
 LIFECYCLE (YEARS): PERPETUITY
 NPDES PERMIT NUMBER: PAC361063
 RECEIVING WATERBODY: TRIB 07927 OF DONEGAL CREEK, CWF, MF

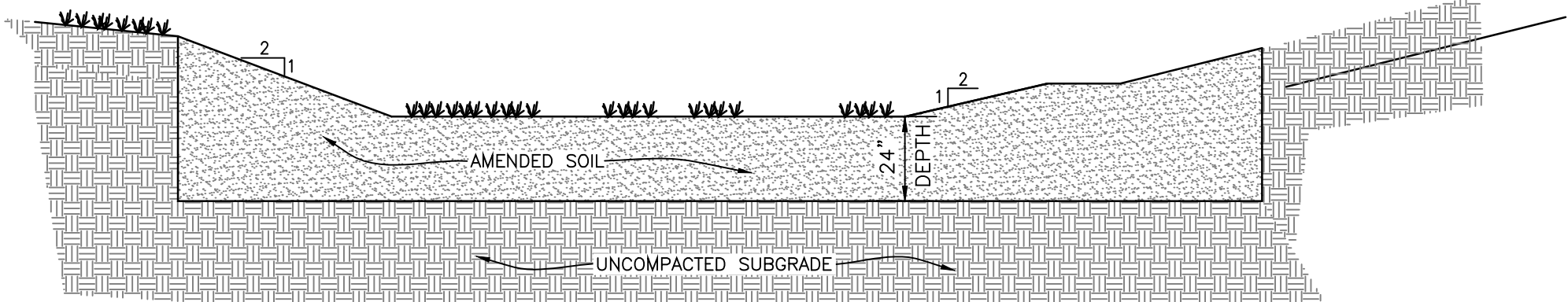
BMP ID.	INSPECTION FREQUENCY	OPERATION AND MAINTENANCE PROCEDURE
INFILTRATION BASIN	TWICE PER YEAR	<ul style="list-style-type: none"> TO ASSURE PROPER OPERATION AND STRUCTURAL STABILITY, THE OWNER SHALL INSPECT THE INFILTRATION BASIN AT LEAST ONCE EACH APRIL, AT LEAST ONCE EACH OCTOBER, AND WITHIN 48 HOURS AFTER EVERY RAINFALL EVENT EXCEEDING 1 INCH OF PRECIPITATION IN 24 HOURS. INSPECT FOR EROSION PROBLEMS, VEGETATION DAMAGE, SEDIMENT AND DEBRIS ACCUMULATION, AND LITTER. REMOVE ACCUMULATIONS OF SEDIMENT >3 INCHES IN DEPTH AND IMMEDIATELY STABILIZE DISTURBED AREAS. REMOVE SEDIMENT DURING PERIODS WHEN RUTTING WILL BE MINIMAL. PRUNE VEGETATION AND WEED GARDENS TO ENSURE SAFETY, AESTHETICS, PROPER OPERATION, WEED AND INVASIVE/NOXIOUS VEGETATION SUPPRESSION. REMOVE INVASIVE/NOXIOUS PLANTS AND IMMEDIATELY STABILIZE DISTURBED AREAS. REMOVE LITTER, DEBRIS, AND DETRITUS. A WRITTEN REPORT IS TO BE COMPLETED WHICH DOCUMENTS EACH INSPECTION AND ALL BMP REPAIR AND MAINTENANCE ACTIVITIES
FLEXSTORM INLET FILTER (INLETS I-B1, I-B2, AND I-B3)	INSPECTION TO OCCUR FOLLOWING ANY RAIN EVENT >½"	<ul style="list-style-type: none"> POST CONSTRUCTION INSPECTIONS SHOULD OCCUR 4 TIMES PER YEAR. EMPTY THE SEDIMENT BAG IF MORE THAN HALF FILLED WITH SEDIMENT AND DEBRIS, OR AS DIRECTED. REMOVE THE GRATE, ENGAGE THE LIFTING BARS WITH THE FLEXSTORM REMOVAL TOOL, AND LIFT FROM DRAINAGE STRUCTURE. DISPOSE OF SEDIMENT OR DEBRIS.

INFILTRATION BASIN CONSTRUCTION NOTES:

- LIMIT COMPACTION OVER THE INFILTRATION BASIN AREA. MAINTAIN ORANGE CONSTRUCTION FENCING TO THE EXTENT PRACTICAL.
- EXCAVATE INFILTRATION BASIN TO 12" BELOW PROPOSED BOTTOM ELEVATION OF AMENDED SOIL AS NOTED ON THE PLANS. EXCAVATION OF THE INFILTRATION BASIN SHOULD BE DONE WITH EQUIPMENT OUTSIDE OF THE INFILTRATION BASIN AREA TO THE EXTENT PRACTICAL.
- SCAFFRY EXCAVATED BOTTOM SUBGRADE OF INFILTRATION BASIN A MINIMUM 12" WITH EQUIPMENT OUTSIDE OF THE INFILTRATION BASIN AREAS.
- INSTALL AMENDED SOIL IN 6-INCH MAXIMUM LIFTS AND LIGHTLY COMPACT (TAMP WITH BACKHOE BUCKET OR BY HAND). KEEP EQUIPMENT MOVEMENT OVER AMENDED SOIL TO A MINIMUM AND DO NOT OVERCOMPACT. PLANT ERNST SEED MIX AS NOTED ON THE PLANS PER MANUFACTURER'S SPECIFICATIONS.

GENERAL INFILTRATION BASIN NOTES:

- THE AMENDED SOIL SHALL BE A UNIFORM MIXTURE CONSISTING OF 20% SAND, 60% TOPSOIL, AND 20% COMPOST. THE COMPOST SHALL BE APPROVED LANDSCAPING COMPOST COMPRISED OF NATURAL MATERIALS AND WITH AN ORGANIC MATTER CONTENT OF 35% TO 65% AS DETERMINED BY THE LOSS ON IGNITION METHOD. THE TOPSOIL SHALL BE FRIABLE LOAMY SOIL AS CLASSIFIED BY THE USDA, FREE OF WEEDS, HERBICIDES, PETROLEUM-BASED MATERIALS, ANY OTHER DELETERIOUS MATERIALS, ROCKS, AND DEBRIS. THE TOPSOIL SHALL HAVE A PH OF BETWEEN 6.5 AND 8.0. 100% OF THE TOPSOIL SHALL PASS THROUGH A 3/4" SCREEN.
- CONTRACTOR TO PROVIDE AN ENGINEERED PROPRIETARY AMENDED SOILS MIX FROM A PRE-MIXED VALID SOURCE COMPLETE WITH CERTIFIED SPECIFICATIONS AND TESTING THAT VERIFIES THE CLAIMED VOID RATIOS TO VERIFY THE CLAIMED STORAGE VOLUME CAPACITY OF THE AMENDED SOILS. IN THE EVENT THAT THE ON-SITE TOPSOIL IS USED, CONTRACTOR TO PROVIDE SPECIFICATIONS FOR THE SAND AND COMPOST FOR REVIEW BY DC GOHN ASSOCIATES. THE ON-SITE MIX SHALL BE TESTED THAT VERIFIES THE VOID RATIOS FOR VOLUME STORAGE CAPACITY OF THE AMENDED SOILS.
- IN THE EVENT THAT GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION IN THE AREA OF THE PROPOSED RAIN GARDENS, CONTRACTOR TO CONTACT GEOTECHNICAL ENGINEER AND DC GOHN PRIOR TO PROCEEDING WITH CONSTRUCTION. A REVISED BMP DESIGN WILL NEED TO BE REVIEWED BY THE TOWNSHIP PRIOR TO COMPLETING CONSTRUCTION OF THE BMP.
- NOTATION FOR INFILTRATION TESTING FOR THE BOTTOM SUBGRADE OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 SHOULD BE PROVIDED CLEARLY STATING THAT THE TESTING IS TO TAKE PLACE PRIOR TO ANY BACKFILLING OF AMENDED SOILS OR PERFORATED UNDERDRAIN PIPE. INFILTRATION TESTING SHALL BE PERFORMED AT THE SUBGRADE OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 PRIOR TO PLACEMENT OF FILTRATION MEDIA. THE INFILTRATION TEST RESULTS SHALL BE PROVIDED TO DC GOHN ASSOCIATES TO VERIFY THE RATES WITH THE STORMWATER DESIGN. IF THE INFILTRATION TESTING RESULTS ARE LESS THAN THE ORIGINAL INFILTRATION TESTING RESULTS PRIOR TO CONSTRUCTION THE AMENDED SOILS AREAS OF RAIN GARDENS 1 WILL NEED TO INCLUDE ADDITIONAL AMENDED SOILS MEDIA FILLED INTO THE BOTTOM OF THE AMENDED SOILS AREAS OF RAIN GARDENS 1 AND/OR RESIZE RAIN GARDENS 1 IF THE INFILTRATION RATES POST CONSTRUCTION CANNOT BE OBTAINED.
- THE EMBANKMENT FILL MATERIAL SHALL BE TAKEN FROM AN APPROPRIATE BORROW AREA WHICH SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.
- THE EMBANKMENT FILL MATERIAL SHALL BE FREE OF ROOTS, STUMPS, WOOD, RUBBISH, STONES GREATER THAN SIX INCHES, FROZEN OR OTHER OBJECTIONABLE MATERIALS.



OWNER	DOUGLAS J WOLGEMUTH SHARILYN D. WOLGEMUTH ADDRESS: 311 SNYDER ROAD MOUNT JOY, PA 17552 TELEPHONE: 717-405-7563 SITE ADDRESS: 2914 HOMESTEAD ROAD MOUNT JOY, PA 17552
REVIEWS PER TWP ENG, LCCD	8/11/2025
REVIEWS PER TWP ENG, LCCD	5/21/2025
REVIEWS	DATE

SOURCE OF TITLE: DEED REF. 20250004143
 LANCASTER TAX ACCT NO: 461-70078-0-0000

PCSM BMP INFORMATION
 NOT TO SCALE

PCSM OPERATION AND MAINTENANCE NOTES
 NOT TO SCALE

INFILTRATION BASIN DETAIL
 NOT TO SCALE

STORM WATER MANAGEMENT FACILITIES (ERNST 180-1 SEED MIX)

SITE PREPARATION NOTES:

- INVASIVE SPECIES, PARTICULARLY THOSE THAT WILL ADAPT TO WET CONDITIONS, SHOULD BE REMOVED OR SPRAYED BEFORE THEY BECOME INCORPORATED INTO THE SITE. NORMAL VEGETATION CAN BE WORKED INTO THE TOPSOIL, WHICH SHOULD BE STOCKPILED UNTIL THE FINAL GRADE HAS BEEN ESTABLISHED.
- WITH THE ENGINEER'S SPECIFICATIONS AND DIMENSIONS IN HAND, ON-SITE CONSTRUCTION OF THE BERM AND OUTLETS MUST BE EXECUTED CAREFULLY IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY. THE PLANT GROWTH AREAS SHOULD BE LOOSE AND FRIABLE, HIGH IN ORGANIC MATTER, AND COMPLETED WITHOUT COMPACTIONS FROM HEAVY EQUIPMENT. BY USING THE "DIG AND DROP" METHOD, ONE CAN USE AN EXCAVATOR TO DIG AND FROM EACH AREA OF THE BOTTOM SOIL IN A LOOSE MANNER. AT THIS POINT, ONE CAN INCORPORATE LIME, COMPOSTED LEAVES, AND/OR GRASS CLIPPINGS. THE EXCAVATION MACHINE DOES NOT MOVE OVER THE FINISHED SURFACE, THUS AVOIDING UNNECESSARY COMPACTION. NATIVE VEGETATION CAN BE PLANTED OR SEEDED OVER THIS UNEVEN, ABSORBENT SURFACE.

SEEDING AND PLANTING METHODS NOTES:

- SEEDING AND PLANTING SHOULD BEGIN IMMEDIATELY UPON COMPLETION OF THE STRUCTURE WHEN THE SOIL IS STILL FRIABLE AND BEFORE INVASIVE WEEDS EMERGE. PLAN SEEDING AND PLANTING BEFORE THE BASIN IS FLOODED, OR ALLOW THE BASIN TO DRAIN TO A FEW INCHES BEFORE SEEDING. BROADCAST SEED EVENLY OVER EACH UNIT BY HAND SEEDING OR HYDROSEEDING. SEEDING RATES ARE GENERALLY LOW (1/2 LB PER 1,000 SQ FT). THE USE OF A SEED FILLER, I.E. PAM-12, CAN BE USED TO CREATE A MIX OF 10 LB PER 1,000 SQ FT (I.E. 9-1/2 LB OF PAM-12 MIXED WITH 1/2 LB OF SEED), WHICH CAN BE BROADCAST EVENLY OVER THE AREA. BARLEY, OATS, OR RYE CAN PROVIDE TEMPORARY VEGETATION TO PROTECT THE SOIL IN STORM WATER MANAGEMENT FACILITIES UNTIL PERMANENT VEGETATION CAN BE ESTABLISHED. THE USE OF NATIVE SPECIES, I.E. VIRGINIA WILD RYE, CAN CREATE AN INTERMEDIATE VEGETATIVE COVE THAT SUCCEEDS TO NATIVE LONG-TERM VEGETATION. STRAW MULCH OR STRAW COCONUT MATS ARE FREQUENTLY USED TO CONTROL EROSION AND PROTECT EMERGING SEEDLINGS FROM EXTREME TEMPERATURES AND DRYING OUT. MULCH SHOULD BE SPARSE TO ALLOW SUNLIGHT TO REACH THE GROUND.
- TRANSPLANTED SEEDLINGS AND SHRUBS NEED TEMPORARY WATER UNTIL THEY BECOME WELL ROOTED. IRRIGATION OF SEEDED AREAS IS OF VALUE UNTIL SEEDLINGS BECOME ESTABLISHED.

GENERAL MAINTENANCE NOTES:

- IN ADDITION TO STRUCTURAL MAINTENANCE, SILTATION NEEDS TO BE REMOVED AS NEEDED. PLANTS NEED TO BE TRIMMED BACK TO MAINTAIN AESTHETIC VALUE AND INVASIVE SPECIES NEED TO BE CONTROLLED. CLOSE MOWING OR EXTENSIVE CHEMICAL USE IS NOT CONDUCTIVE TO WATER QUALITY IMPROVEMENT OR WILDLIFE HABITAT.

ERNST CONSERVATION SEEDS

ERNMIX # ERNMIX-180-1

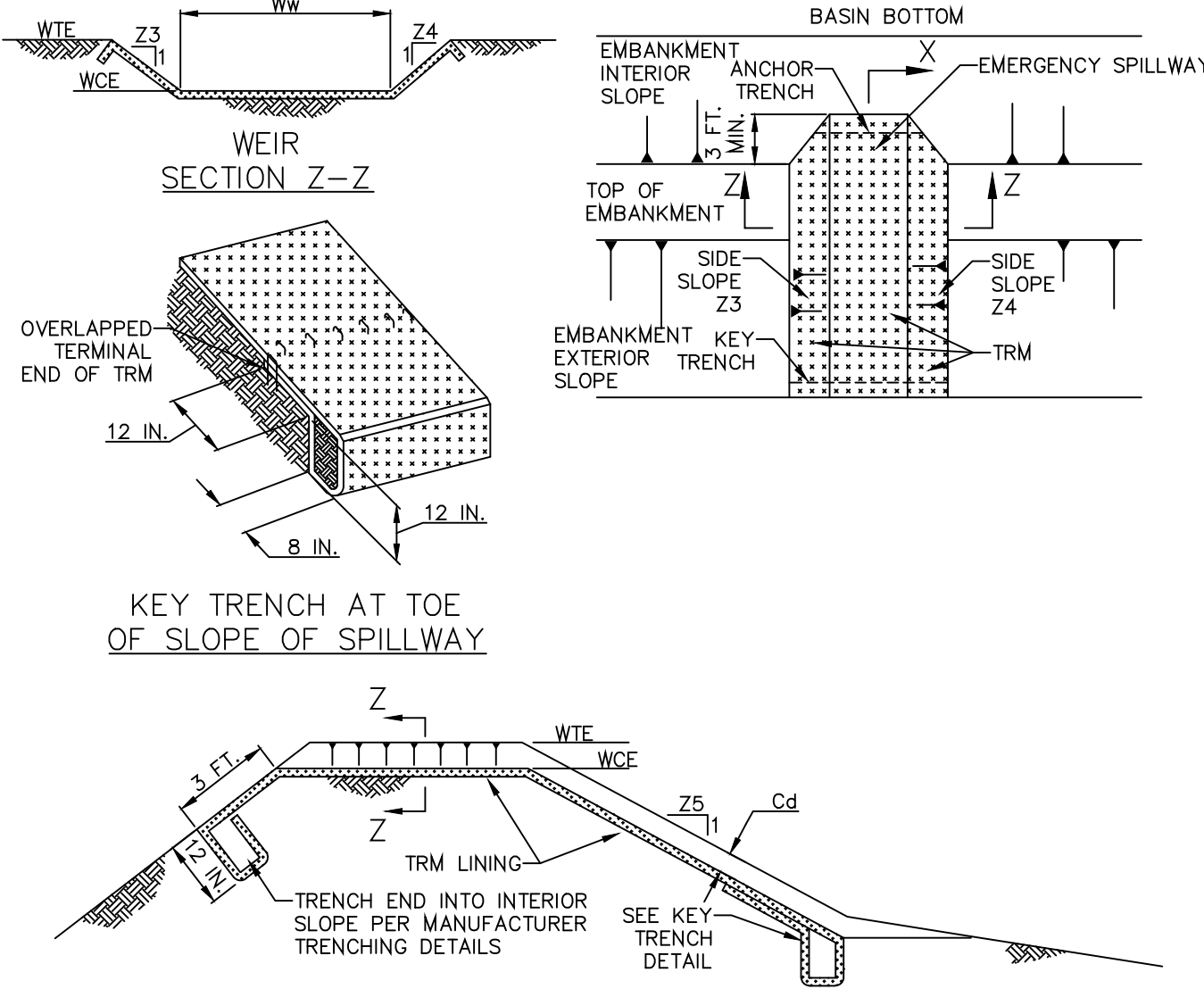
SEEDING RATE 20 lbs per acre, or 1/2 lb per 1,000 sq ft

MIX TYPE Rain Garden Grass Mix

40.4% Schizachyrium scoparium, Fort Indiantown Gap-PA Ecotype
 (Little Bluestem, Fort Indiantown Gap-PA Ecotype)
 20.0% Carex vulpinoidea, PA Ecotype
 (Fox Sedge, PA Ecotype)
 20.0% Elymus virginicus, Madison-NY Ecotype
 (Virginia Wildrye, Madison-NY Ecotype)
 9.0% Panicum clandestinum, Tioga
 (Deertongue, Tioga)
 5.5% Panicum rigidulum, PA Ecotype
 (Redtop Panicgrass, PA Ecotype)
 4.0% Chasmanthium latifolium, WV Ecotype
 (River Oats, WV Ecotype)
 0.5% Carex scoparia, PA Ecotype
 (Blunt Broom Sedge, PA Ecotype)
 0.3% Juncus effusus
 (Soft Rush)
 0.3% Juncus tenuis, PA Ecotype
 (Path Rush, PA Ecotype)

Total 100%

ERNST SEED MIX NOTES
 NOT TO SCALE



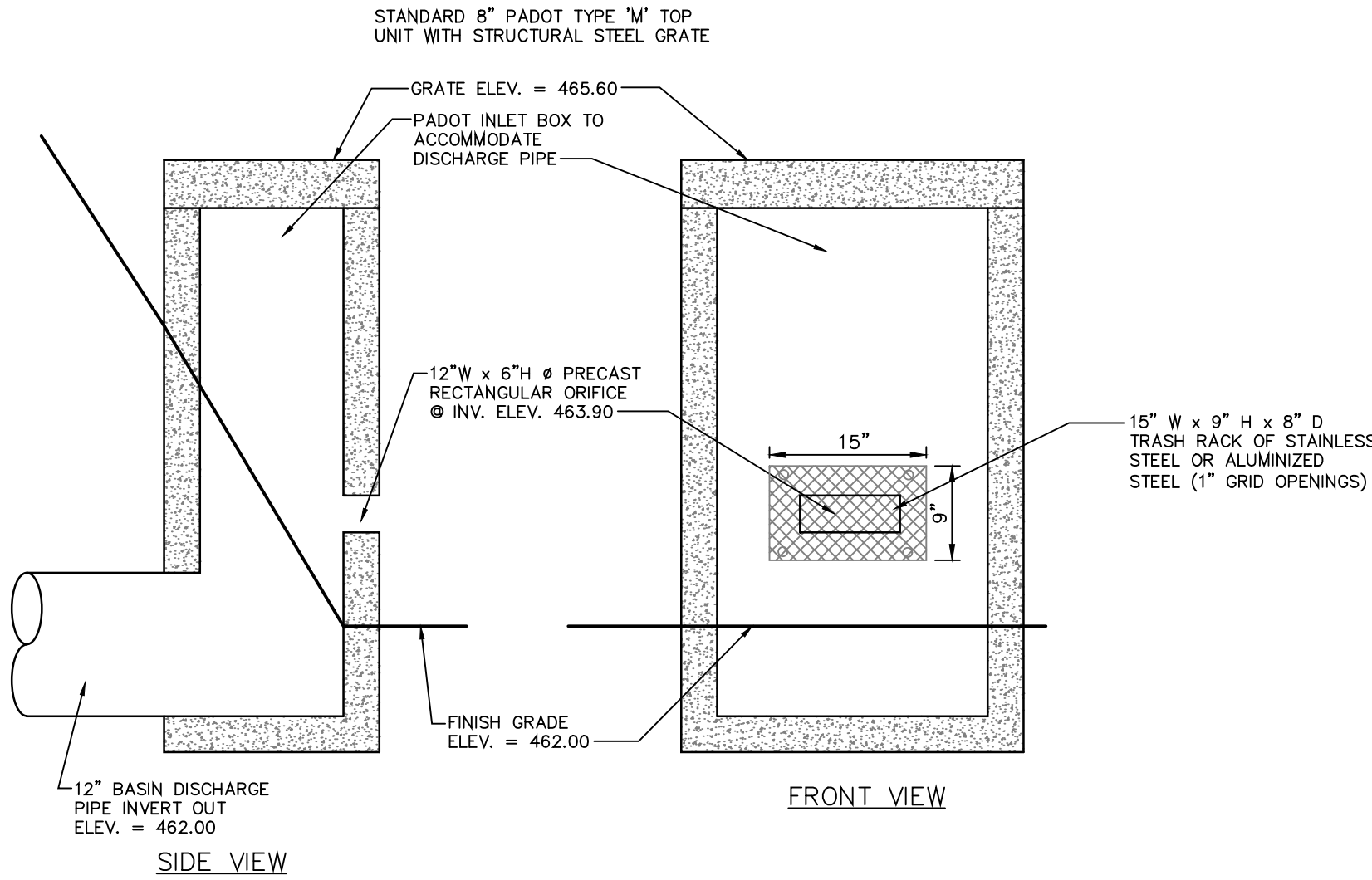
EMBANKMENT SECTION ALONG EMERGENCY SPILLWAY
 SECTION X-X

BASIN NO.	WEIR			CREST ELEV WCE (FT)	WIDTH Ww (FT)	LINING TRM TYPE	CHANNEL	
	Z3 (FT)	Z4 (FT)	TOP ELEV WTE (FT)				Z5 (FT)	DEPTH Cd (FT)
INFILTRATION BASIN 1	2	2	466.00	464.75	10	ECS-1D	3.3	1.0

NOTES:

- HEAVY EQUIPMENT SHALL NOT CROSS OVER SPILLWAY WITHOUT PRECAUTIONS TAKEN TO PROTECT TRM LINING.
- DISPLACED LINER WITHIN THE SPILLWAY AND/OR OUTLET CHANNEL SHALL BE REPLACED IMMEDIATELY.

EMERGENCY SPILLWAY DETAIL
 NOT TO SCALE



INFILTRATION BASIN 1 OUTLET STRUCTURE (I-A1)
 NOT TO SCALE

L.C.P.C. #: 25-16

PCSM DETAILS

PRELIMINARY/FINAL LAND DEVELOPMENT PLAN

FOR

LANCASTER SEED SALES
 2914 HOMESTEAD ROAD

MOUNT JOY TOWNSHIP
 LANCASTER COUNTY, PENNSYLVANIA

DRAWING #: CG-4053
 SHEET #: 12 OF 13

32 Mount Joy Street
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ANTHONY P. SCHIMANECK
JOSELE CLEARY
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JASON M. HESS

LAW OFFICES
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LANCASTER, PENNSYLVANIA 17604-4686

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E-MAIL: attorneys@mhck.com

GEORGE J. MORGAN
(1971 - 2021)

RETIRED
CARL R. HALLGREN
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700 NORTH DUKE STREET
LANCASTER, PA 17602
717-299-5251

1536 W MAIN STREET
EPHRATA, PA 17522
717-733-2313

659 E WILLOW STREET
ELIZABETHTOWN, PA 17022
717-361-8524

OF COUNSEL
WILLIAM C. CROSSWELL
RANDALL K. MILLER

April 2, 2025

VIA EMAIL

Kimberly Kaufman, Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Re: Preliminary/Final Land Development Plan for Lancaster Seed Sales
Our File No. 10221-1

Dear Kim:

I have been provided with the Preliminary/Final Land Development Plan for Lancaster Seed Sales (the "Plan") and supporting information. The Plan relates to a tract of land on the north and south side of Homestead Road identified as 2914 Homestead Road (the "Property"). The portion of the Property on the north side of Homestead Road is presently developed with buildings and other structures related to the Lancaster Seed Sales operation. The Plan indicates the Zoning Hearing Board granted approval at a hearing on March 5, 2025, to construct a 19,140 square foot building which will be connected to the existing seed processing building. This letter will set forth comments on the Plan.

The Plan must be updated to correctly identify the landowners and the Lancaster County Tax Account Number. By a Deed dated February 3, 2025, Landowners J. Douglas Wolgemuth and Sharilynn D. Wolgemuth conveyed to themselves two tracts of land and included the language recognized by the Lancaster County Assessment Office to join the two tracts into a single tract. The Plan includes the recording reference of this Deed, Document No. 20250004143, but it identifies Douglas J. Wolgemuth as the sole landowner.

Site Note 3 of the Plan indicates that the Property is served by on-site sewer and water. Sheet 2 of the Plan shows an approximate location of an existing sewer system. There is no indication of a tested area for a replacement location. Will there be a replacement location determined?

There must be a Storm Water Management Agreement and Declaration of Easement for the proposed storm water management facilities. Site Note 14 states, "There is a recorded stormwater operation and maintenance (O & M) that indicates the location and responsibility for maintenance of the on-site storm water management facilities." This note does not indicate any

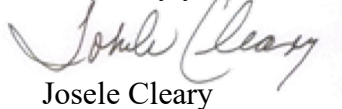
Kimberly Kaufman, Township Manager
April 2, 2025
Page 2

recording reference for an existing Storm Water Management Agreement. I did not see any recorded Storm Water Management Agreement and Declaration of Easement for the Property. Landowners and the Township did enter into a Storm Water Management Agreement with the Township which is recorded at Document No. 5717581, but that Storm Water Management Agreement relates to land on the north and south side of Fairview Road. There do not appear to be any mortgages against the Property, so no Joinder by Mortgagee will be necessary for the Storm Water Management Agreement. The operations and maintenance requirements on Sheet 11 of the Plan must be included in the Storm Water Management Agreement.

Brian Cooley of D. C. Gohn Associates included a waiver letter with the application seeking relief from the requirements of the Subdivision and Land Development Ordinance to widen the cartway and provide additional right-of-way. The Planning Commission should determine whether it wishes to waive such requirements or defer the requirements. If there is to be a deferral, there must be a recorded Deferred Improvements Agreement to address both the dedication of additional right-of-way and the widening.

If you have any questions concerning these comments, please contact me.

Very truly yours,



Josele Cleary

JC:sle
MUNI\10221-1(7)\250401\71

cc: Justin S. Evans, AICP, Community Development Director (via email)
Patricia J. Bailey, Township Secretary (via email)
Benjamin S. Craddock, P.E. (via email)
Brian R. Cooley, Landscape Architect (via email)

August 19, 2025

Kim Kaufman
Township Manager
Mount Joy Township
8853 Elizabethtown Road
Elizabethtown, PA 17022

Via email: kkaufman@mtjoytwp.org

Re: Lancaster Seed Sales
Preliminary/Final Land Development Plan
Township Permit No.25-07-FLDP
LCEC Project No: 25-190



LANCASTER CIVIL
★ ★ engineering company ★ ★
p.o. box 8972, lancaster, pa 17604-8972
www.lancastercivil.com

Dear Mr. Kaufman,

We have received a preliminary/final land development plan submission from D.C. Gohn Associates, Inc. for the above-referenced project. The submission consisted of the following documents:

- Comment response letter dated August 11, 2025
- Preliminary/Final Land Development Plans revised August 11, 2025
- Erosion and Sediment Control Plan revised August 11, 2025
- Post Construction Stormwater Management Report revised August 11, 2025
- Modification letter (street improvements) with Opinion of Probable Cost dated August 11, 2025
- Opinion of Probable Cost revised August 11, 2025
- NPDES General Permit Coverage Approval Letter dated June 18, 2025
- Steep Slopes Letter (Addendum) dated June 16, 2025
- Water and Sewer Feasibility Report revised August 11, 2025
- Act 38 Nutrient Management Follow-Up Report from LCCD dated December 12, 2024

Based upon my review of the submitted information, I offer the following comments for the Township to consider:

Zoning Ordinance

1. At a Zoning Hearing Board meeting on March 5, 2025, the Board granted the following:
 - a. Variance from Section 135-83.H regarding the minimum 50' rear yard setback.
 - b. Variance from Section 135-85.I regarding the 25% maximum impervious coverage.
2. Prior to the expansion of an agricultural use, the landowner shall provide evidence from the Conservation District that a Conservation Plan is being implemented (135-212.D(1),(2),&(3)).
3. The applicant shall enter into a recordable agreement with the Township providing for the permanent maintenance of the riparian corridor, in a form acceptable to the Township Solicitor (135-306.F).

Subdivision and Land Development Ordinance

4. The plans shall be signed and sealed by a registered engineer, surveyor or landscape architect (119-31.A(5)).
5. All certificates shall be executed prior to final plan approval (119-35.E & 113-41.B).
6. Written notice shall be provided from the DEP that approval of the sewer planning module has been granted or notice from the Department that such approval is not required (119-35.E(2)(a) & 119-60.A).
7. Written notices from the emergency service providers that will serve as the primary responders for the land development shall be submitted indicating that the building layout is satisfactory and will not present any obstacles or other problems for emergency responders to the land development (119-35.E.(2)(h)).
8. A Stormwater Management Agreement and Declaration of Easement in a form acceptable to the Township Solicitor shall be executed and recorded (119-35.E(4)(c), 119-56.E & 113-62).
9. A land development agreement in a form acceptable to the Township Solicitor shall be executed (119-35.E(4)(f)).
10. Financial security shall be provided in the amount of \$115,901.60 prior to final plan approval (119-41 & 113-60).
11. The frontage along Homestead Road (a local street) shall be improved in accordance with 119-52.J or as indicated on the Township Official Map, whichever is greater. Improvements shall include pavement widening and dedication of additional right-of-way (119-52.J(3)(a)). The required right-of-way for a local street outside of the urban growth area is 50 feet, and the required cartway width is 24 feet. The applicant has requested a waiver of this requirement.

Waiver response: The applicant has requested a waiver from providing additional right-of-way and widening the existing cartway. The existing right-of-way is 33 feet and the cartway width ranges from 18.5 to 19 feet, which does not meet PennDOT's minimum required width for rural local roads (22 feet), nor the Township's minimum required width of 24 feet. The applicant proposes a fee in lieu of the road widening, equal to the amount required to widen one side of the road for 400 linear feet. The applicant indicates that there are no new employees and no new truck traffic anticipated as part of the proposed development; however, the applicant estimates that current production results in an average of 1.44 trucks per day accessing the site (10 trucks per week). However, since the existing road is well below Township and State standards for minimum road widths and the use of this property generates daily truck traffic, I am unable to support a waiver of the cartway widening requirement. I have no objection to deferral of the right-of-way requirements with the condition a deferral agreement be executed in a form acceptable to the Township Solicitor.
12. If the Township determines that the road improvements required by 119-52.J(3)(a) are not feasible at the time of development, the developer shall deposit funds with the Township in the amount of 110% of the cost of improvements, or the applicant shall enter into an agreement that would defer road improvements to a time the Township would deem such road improvements as feasible (119-52.J(3)(d)).
13. Any action taken on waiver requests, dates, and any conditions of approval shall be added to the cover sheet (119-91.C & 113-96).

If you should have any questions or need additional information, please do not hesitate to contact me at bencraddock@lanastercivil.com or via telephone at 717-799-8599.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin S. Craddock". The signature is written in a cursive, flowing style.

Benjamin S. Craddock, PE, President

LANCASTER CIVIL

cc: Justin Evans, Assistant Zoning Officer (via email)
Patricia Bailey, Township Secretary / Assistant Zoning Officer (via email)
Josele Cleary, Esquire, Township Solicitor (via email)
Renee Addleman, Planner, LCPC (via email)
Brian Cooley, D.C. Gohn (via email)

**PROPOSED MOTION FOR THE PRELIMINARY/FINAL LAND DEVELOPMENT
PLAN
FOR LANCASTER SEED SALES
M.J.T.P.C. File # 25-07-FLDP**

I move that the Township Planning Commission grant a waiver of Chapter 119 of the Code of Ordinances of the Township of Mount Joy, i.e. the Mount Joy Township Subdivision and Land Development Ordinance as follows:

a) §119-52.J(3)(a) – Improvement of Existing Streets

And having granted such waivers, grant approval of the Preliminary/Final Land Development Plan for Lancaster Seed Sales 2914 Homestead Road (the “Plan”) prepared by DC Gohn Associates, Inc., Drawing No. CG-4053, dated March 24, 2025, subject to the following conditions:

1. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Engineer’s review letter dated August 19, 2025.
2. To the extent not otherwise provided in these conditions, Applicant shall address the comments of the Township Solicitor’s review letter dated April 2, 2025.
3. Applicant shall address and comply with all conditions contained in the Mount Joy Township Zoning Hearing Board (MJTZHB) decision dated March 11, 2025.
4. Applicant shall submit a fully executed Storm Water Management Agreement and Declaration of Easement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
5. If a waiver of §119-52.J(3)(a) is not granted, applicant shall submit a fully executed Deferred Road Improvement Agreement, which shall be acceptable to the Township Solicitor and in recordable form. The Agreement shall include, but not necessarily limited to, provisions for the improvement of the property’s Homestead Road frontage. The Agreement, fully executed, shall be submitted and approved prior to the release of the final plan for recording.
6. Applicant shall submit a fully executed Land Development Agreement, which shall be acceptable to the Township Solicitor. Said Agreement shall be submitted and approved prior to the release of the final plan for recording.
7. Applicant shall submit financial security to guarantee the proper installation of all improvements associated with this land development project prior to the release of the final plan for recording and shall be in a form acceptable to the Township Solicitor. The amount of said financial security shall be in the amount consistent with the construction cost opinion approved by the Township Engineer.
8. Applicant shall apply for and obtain all necessary permits prior to commencing any construction activities.
9. Applicant shall reimburse the Township for all reasonable engineering and legal fees incurred in the review of plans under the Subdivision and Land Development Ordinance, Storm Water Management Ordinance, and other governing ordinances; review or preparation of documentation required in connection with the development; review and approval of financial

[8/21/2025]

security and other documentation; inspection of improvements; and for other costs as set forth in these Conditions within 30 days after receipt of an invoice for such fees. If Applicant fails to pay such costs within 30 days after the date of a written invoice for such costs, Applicant shall be in violation of this Condition.

**ACCEPTANCE OF CONDITIONS UPON APPROVAL OF A
PRELIMINARY/FINAL LAND DEVELOPMENT PLAN
IMPOSED BY THE PLANNING COMMISSION OF MOUNT JOY TOWNSHIP
FOR**

**FOR LANCASTER SEED SALES
M.J.T.P.C. File # 25-07-FLDP**

I have reviewed the conditions imposed by the Planning Commission of Mount Joy Township, Lancaster County, Pennsylvania, at the meeting on August 25, 2025, upon the approval of the Preliminary/Final Land Development Plan for Lancaster Seed Sales 2914 Homestead Road (the "Plan") prepared by DC Gohn Associates, Inc., Drawing No. CG-4053, dated March 24, 2025. In my capacity as developer/developer's agent and being authorized to do so, and intending to be legally bound, I hereby accept the imposition of the conditions attached hereto as part of the approval of the above-described subdivision and/or land development project. I expressly waive any requirements of the Pennsylvania Municipalities Planning Code that the Township provide a section number of a governing ordinance, statute or regulation upon which such conditions are based and a description of the requirements which have not been met. To the extent that any condition is not based upon a specific requirement of a governing ordinance, statute or regulation, I expressly waive any right which I may have to challenge the imposition of such condition. If signing as developer's agent, I expressly state that I have been authorized by developer to agree to the conditions imposed upon the approval of the above-described subdivision and/or land development application.

Date: _____

Signature

Printed Name

Title